

**City of Phoenix**

OFFICE OF THE CITY MANAGER

Phoenix 2009



December 18, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Croswell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 90910

RE: City Of Phoenix Brownfields Community-Wide Assessment Grant Application

Dear Mrs. Findeis Croswell:

The City of Phoenix Brownfields Land Recycling Program is pleased to present this application to the U.S. Environmental Protection Agency (EPA) for a \$400,000 Brownfields Community-Wide Assessment Grant to transform community health and resilience through brownfields redevelopment.

Phoenix residents have envisioned the future of Phoenix as a connected oasis. This vision aims to enrich the quality of life of residents by enhancing prosperity, improved health, and a thriving natural environment – the basic principles of sustainability. This framework is articulated and will be solidified in 2015 with the adoption of PlanPHX, the City's 10 year comprehensive general plan.

Significant opportunities exist in Phoenix communities to improve access to health care and healthy food systems, in particular for our economically challenged citizens. The work proposed in this grant application will directly address the aspect of improved health and create a truly sustainable city.

Phoenix residents have benefitted from EPA's continued support of brownfield redevelopment in Phoenix, which has resulted in more than \$293 million in private investment, restoration of approximately 275 acres of previously contaminated land and the creation of more than 3,000 jobs. Phoenix is confident that through this important project, we can continue to realize these benefits for our residents.

Thank you for your consideration.

Sincerely,

Ed Zuercher
City Manager

EPA Brownfields Community Wide Assessment Grant
City of Phoenix
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Applicant Information:

City of Phoenix
Office of Environmental Programs, Brownfields Land Recycling Program
200 W. Washington Street, 14th Floor, Phoenix, AZ 85003
Phone: 602-256-5669 Fax: 602-534-0795

Applicant DUNS Number: 965015832

Funding Requested:

Grant type: Assessment
Federal Funds Requested: \$400,000
Contamination: \$200,000 hazardous substances and \$200,000 petroleum
Community-wide

Location:

Phoenix, Maricopa County, Arizona

Contacts:

Project Director:
Rosanne Albright, Brownfields Project Manager
Phone: 602-256-3452 Fax: 602-534-0795 Email: rosanne.albright@phoenix.gov
Mailing Address: 200 W. Washington Street, 14th Floor, Phoenix, AZ 85003

Chief Executive/Highest Ranking Elected Official:

Mayor Greg Stanton
Phone: 602-262-7111 Fax: 602-495-5583 Email: mayor.stanton@phoenix.gov
Mailing Address: 200 W. Washington Street, 11th Floor, Phoenix, AZ 85003

Date Submitted: December 18, 2014

Project Period: October 1, 2015 – September 30, 2018

Population (based on 2000 Census):

City: 1.4 million

Other Factors Checklist attached

I. COMMUNITY NEED

A. Targeted Community and Brownfields

1. Targeted Community Description

The City of Phoenix (Phoenix) is the sixth largest city in the United States encompassing 519 square miles (larger than Los Angeles) and is the most populous city in Arizona. Phoenix, which is located in Maricopa County, Arizona, was founded in 1870 as an agricultural community and in 1881 was incorporated as a city. During the last 133 years the city has evolved considerably from its beginnings as a farming community. Today Phoenix is the home of many high tech companies, financial services and banking, higher education, manufacturing, and sports and entertainment venues.

"When I became mayor, I recognized the negative impact vacant lots have on our community and businesses. So, we've got to work to bring businesses, community members, and non-profits together to transform these lots into new opportunities."

—Greg Stanton, Mayor of Phoenix

Phoenix has experienced rapid, uneven growth, which has resulted in an inefficient food and healthcare system that fails to meet the needs of many constituencies. **Nearly half the population in Phoenix (42.5%) lives in a food desert**, which is defined by the U.S. Department of Agriculture (USDA) as an area without ready access to fresh, healthy, and affordable food. Phoenix contains a **high percentage of Medically Underserved Areas (MUAs)**, which are defined by the U.S. Department of Health & Human Services as areas having too few primary care providers, high infant mortality, high poverty and/or high elderly population.

Additional obstacles contributing to these inefficient systems include:

- A large and diverse population and acreage.
- State policies that can deter vulnerable populations from seeking healthcare assistance.
- An economy that was hit particularly hard by the recent recession and which is rebounding at a slower pace than most other cities in the nation.
- A desert climate that demands water conservation and stewardship expectations that begs for efficient use of this natural resource.
- A significant proportion of vacant/underutilized land, including brownfields, that needs to be identified, remediated and reused.
- Minority and low-income residents targeted for this grant are surrounded by industrial activities that have restricted access to healthcare and healthy food.

The focus of this grant will directly improve these inefficient systems by redeveloping **Brownfields to Healthfields and transforming community health and sustainability** in the most economically challenged, unhealthy, and underserved areas of the Phoenix. The work proposed builds upon existing collaborative efforts that have taken place over the past year with a group of stakeholders, many of which are partners in this grant, to resolve these obstacles and create an efficient, sustainable food system through the development of a regional food systems coalition. Discussions with these stakeholders, the need to for consolidated information, and the creation of opportunities for health and food-related development prompted Phoenix to develop this **Brownfields to Healthfields Project**.

In 2012, two of our partners in this grant application, Maricopa County Department of Public Health (MCDPH) and the Arizona Department of Health Services (ADHS) completed the first Maricopa County Community Health Assessment (MC-CHA). Their research identified five issues as health priorities – obesity, diabetes, lung cancer, cardiovascular diseases, and access to health care.

This **Brownfields to Healthfields Project** will be based on the following guiding principles or concepts that were defined in the 2012 MC-CHA that link to sustainable and equitable development outcomes:

- **Health Equity:** optimizing health conditions for all groups, especially for those who have experienced socioeconomic disadvantages or historical injustices.
- **Collaboration:** networked communities working together with mutual respect and cooperation.
- **Access:** Providing quality, comprehensive healthcare, and community services that are navigable, accessible, and affordable to all community members.
- **Education:** Providing tools, encouragement, and knowledge to all people so that they can make informed decisions resulting in healthy lifestyles and positive health outcomes.

Traditionally, brownfields in Phoenix have been redeveloped for commercial, housing, retail, light industrial, transportation (light rail), and open space uses. However, the City recognizes that using brownfields for **Healthfields**, such as, community gardens, urban farms, farmer's markets, healthcare facilities, mobile/temporary health care facilities benefits health, economy, and the environment and creates a sustainable community. The economic benefits of this project will be demonstrated with job creation. Ten of the 20 fastest growing occupations are healthcare related with healthcare employment projected to grow by 14.3% over the next decade (estimated at 20.5 million new jobs). In addition, this project helps to address the needs of the aging population (baby boomers, especially ages 65 and over) who have increased medical demand with three times as many office visits per year as the remaining population.

The targeted areas listed below were selected based on the challenges of a disproportionate number of brownfields, large number of food deserts and low supermarket access areas, large number of medically underserved areas in comparison with other areas in Phoenix, and the number of vacant land parcels within the area.

- **Del Rio Brownfields Planning Project Area** – A brownfields land use plan for this area was developed through an EPA Area-wide Brownfields Planning Grant.
- **7 designated Neighborhood Initiative Areas (NIAs)**. NIAs are designated by the City and are primarily residential areas that contain at least 51% lower income residents. NIAs require services that include: neighborhood organization and resident involvement; property maintenance/code enforcement; economic development, land use, commercial revitalization; public facilities and infrastructure; housing rehabilitation, residential infill, and new construction of housing; human service and social service needs.
- **2 designated Redevelopment Areas (RDAs)**. RDAs are guided by state statute and are areas that have higher percentages of blighted structures. This designation allows the city to use additional tools, particularly federal funds, to assist residents, property owners and business groups to apply for grants and other funding mechanisms to help eliminate blight. Redevelopment Plans outline the local objectives as to appropriate land uses, improved infrastructure, public transportation, and other items of concern.
- **West Phoenix Revitalization Area** – targeted Phoenix designated brownfields area with attributes reflective of an NIA.
- **Proposed HUD Promise Zone Area** - referred to as the "Heart of Phoenix" includes several of the targeted Neighborhood Initiative Areas and designated Redevelopment Areas. (Phoenix applied to HUD for this designation in fall 2014.)

2. Demographic Information

The following table illustrates the need demonstrated in the target areas with **more than double the number of families in poverty, higher unemployment rates, and significantly lower median household incomes** as compared to state and national figures.

BROWNFIELDS TO HEALTHFIELDS TARGET AREAS					
TARGET AREA(s)	POPULATION	%FAMILIES IN POVERTY	%MINORITY	MEDIAN HOUSEHOLD INCOME	UNEMPLOYMENT
Del Rio Brownfields Planning Area	3051	46.6	90.1	52% less than \$25,000	8.9%
West Phoenix Revitalization Area (WPRA)	332,968	30.6	81.2	37% less than 25,000	15.3%
Neighborhood Initiative Area (NIA)*	25,103	37.1	71.7	45.5% less than \$25,000	12.8%
Redevelopment Area (RDA)*	80,464	33.4	71.5	43.1% less than \$25,000	13.3%
Proposed HUD Promise Zone	140,859	43.6	72.2	44.1% less than \$25,000	12.4%
City of Phoenix	1,513,367	21.8	56.5	48,866	7.1
Maricopa County	4,009,412	15.8	45.4	54,385	6.8
State of Arizona	6,626,624	17.2	46.3	50,256	7.3
National	316,128,839	14.9	39.4	53,046	72

*The figures noted are average composites for all areas. Source: Maricopa Association of Governments, U.S. Bureau of Labor Statistics, U.S. Census Bureau, American Community Survey 2008-2012.

3. Brownfields

Nearly **7,000 brownfield sites city-wide** (6,799 potential brownfield sites: 3,810 petroleum and 2,989 hazardous substances sites) were identified in a preliminary city-wide brownfields inventory completed to aid in drafting this grant application and in support of the developing regional food policy coalition. The large number of brownfields identified illustrates not only the magnitude of the problem, but also the significant redevelopment potential. The targeted areas chosen for this project have historically been subject to zoning and land use policies that created heavier industrial uses and therefore, more likely to contain a larger number of environmentally impacted properties.

4. Cumulative Environmental Issues

In addition to brownfield sites within the targeted areas, the areas also suffer a disproportionate number of health disparities; minority and poor populations in these areas frequently have worse access to healthcare than more affluent populations who live elsewhere. Also, these areas have a disproportionate number of food deserts and limited access to sources of locally grown fresh food.

B. Impacts on Targeted Community

The blight and economic conditions created by the existence of contaminated, dilapidated, abandoned and underutilized brownfields properties in the targeted areas can be directly tied to negative health and welfare outcomes. Since many of the target areas are comprised of poor, minority, communities they also have many other stressors as revealed in the findings of the 2012 Maricopa County Community Health Assessment described as follows:

- Access to care was the most important health problem chosen by MCDPH health professionals.
- One in four county residents had not seen a healthcare provider in the past year.
- Obesity rates are high among children and adults with disproportionate affects with Hispanics (32.8%) as compared to Whites (22.8%).

- Diabetes is prevalent with higher rates in Blacks, Hispanics, and American Indians. Community members participating in the health assessment ranked Diabetes as the most important health problem.

Statistics on health, hunger, and food challenges as listed in the chart to the right indicate the adverse impacts experienced by residents in Maricopa County, of which, Phoenix contains the highest population. (Source: *Arizona Health Matters*, a non-biased data and information resource on community health.)

C. Financial Need

1. Economic Conditions

This **Brownfields to Healthfields Project** would not be achievable without this funding from EPA. No other funds are available to complete a city-wide inventory and conduct environmental assessments on properties that are available for health purposes.

Phoenix, one of the cities hardest hit by the recession, continues in economic recovery mode, however, at a slower pace than the rest of the country. The local economy was significantly impacted by the recession of 2007-2009 causing a decline in both population and jobs in the Phoenix area.

The effects of the national and local economy have resulted in a decrease of assessed valuations and a corresponding decrease in property taxes and revenues for Phoenix. Phoenix continues to face significant budget shortfalls, with a \$37.7 million budget deficient for this current fiscal year (2014-2015).

Real estate development, which was most impacted by the recession continues to be challenged. Economic reports indicate that 2014 will be a down year for single family housing with office vacancy rates remaining about the same as 2013. New speculative construction is expected to stay modest. The industrial market, generally, where brownfields are included, is expected to improve, but, not until 2016. (Source: *2014 Single Family Housing Disappoints, Greater Phoenix Blue Chip Report, Elliott Pollack, Third Quarter, 2014*).

2. Economic Effects of Brownfields

As businesses closed, jobs were lost. Unemployment and poverty rose. Compounding the loss of jobs and wealth, vacant and underutilized brownfield properties have made attracting new businesses much more difficult. They contribute no or minimal tax revenues while providing a haven for arson, crime and illicit activities, which not only has social implications, but financial ones as well since these properties often attract crime and put a strain on local police and fire resources.

ADVERSE IMPACTS

HEALTH AND FOOD STATISTICS IN MARICOPA COUNTY

- Food insecurity rate is 15.7%
- **Child Food Insecurity Rate is 24.6% (ranked #5 nationwide)**
- Adults who are overweight or obese – 60.9 %
- Adults who meet recommended fruit and vegetable consumption – 23.8%
- 55 Food Deserts (43 or 78% located in Phoenix)
- **42.5% of population in Phoenix lives in a Food Deserts**
- 57% of the population has low access to a supermarket or large grocery store.
- Local land use for farming decreased 23% from 2002 to 2007.
- **Child Asthma rates – 16% (twice the national average, ranked #5 nationwide)**
- Deaths due to Heart Disease – 138.1 per 100,000 population (100.8 for the U.S.)
- **Adults with Diabetes – 9.4% (8.3% for the U.S.)**
- 77% of population in Phoenix lives more than 1 mile from a hospital

The key economic effects of reduced property tax base, depressed property values, increased blighted properties, and costs to secure vacant properties has had a detrimental effect on the ability to redevelop brownfields. Under existing economic conditions, “clean” properties are not being developed. It is critical for Phoenix to identify and assess environmental conditions of brownfields in order to stimulate successful redevelopment.

II. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

A. Project Description

The greater Phoenix area suffers an inefficient food and healthcare system that fails to meet the needs of many constituencies. Through the work proposed in this **Brownfields to Healthfields Project** grant application, Phoenix in partnership with state, county, and nonprofit organizations, will **directly impact human health**, particularly sensitive populations, that is children, seniors, and minority and low income communities by improving access to locally grown fresh food, access to health monitoring and healthcare facilities, which aids in mitigating health disparities.

Phoenix is seeking a Brownfields Community-Wide Assessment Grant to perform a comprehensive city-wide brownfields inventory, to conduct Phase I and II Environmental Site Assessments (ESAs) on approximately 45 properties impacted by Petroleum Products and Hazardous Substances throughout the city with special priority given to the selected target areas that exhibit inadequate food security and/or healthcare facilities.

Grant funds will be used to complete and build upon an inventory of candidate properties and an existing Geographic Information System (GIS) database that was initiated by Phoenix to gather data for this application perform environmental assessments and conduct cleanup planning. A website will be developed and a smartphone app that will enable people to view a map of community gardens, city owned property, etc. and access information about individual parcels, photos, etc. The project will define the environmental, economic, and cultural parameters associated with identified properties to support sustainable and appropriate redevelopment opportunities. This information will be used to communicate Brownfields issues and opportunities to governmental agencies, private investors, and the community.

Outputs:

- Complete 45 Phase I ESAs (15 Petroleum Products and 30 Hazardous Substances).
- Complete 14 Phase II ESAs (4 Petroleum Products and 10 Hazardous Substances).
- Develop a web-based GIS brownfields inventory, mapping tool, and smartphone app that identifies potential redevelopment opportunities throughout the City in economically distressed, environmentally impacted areas with health disparities.
- Conduct quarterly community engagement events, i.e., public meetings, social media activities, mailings, electronic communications, etc.
- Submit Quarterly Reports to EPA within 30 days following the end of the Federal fiscal quarter.
- Submit complete and accurate project data via ACRES.

Outcomes:

- A minimum of 10% of the properties assessed will be readied for reuse with emphasis on improvement of community health.
- Foster neighborhood revitalization and cohesion by transforming vacant land for community gardens, farmer's markets, and permanent and temporary healthcare-related uses.
- Create approximately 30-50 new jobs. Engage the Phoenix Workforce Connection to assist with job placement.

- Increase tax base in target areas.
- Identify sites that are not candidates for healthfields; however, are candidates for other commercial, housing, retail, and industrial uses and coordinate efforts with economic development professionals to prioritize and ready these sites for redevelopment.

1. Project Task Description & Timing

The Grant Project Director will be responsible for project oversight/management throughout the grant period and will provide those services as an in-kind contribution. Additional Phoenix staff supporting the project include: Neighborhood Services Department (NSD), whose mission is to preserve and revitalize Phoenix neighborhoods and help residents to access city services and programs; Community and Economic Development Department (CED), who works with businesses of all sizes to locate, expand and strengthen the community by creating and retaining jobs, and with Planning and Development Department (PDD), who guides the physical development of the city by preserving our historic sites, planning what can be built where, and ensuring safe construction of buildings and infrastructure. The following summarizes project timing and roles for key project activities.

Task Description	Schedule	Responsibility
Task 1 – Complete brownfields inventory and GIS database.	Oct. 2015 – April 2016	Contractor. Phoenix has an existing competitively bid environmental contract that meets EPA contracting requirements that will be used for this task.
Task 2 - Complete community involvement and communication plan and project website.	Oct. 2015 – Nov. 2015	Grant Project Director; with input from Phoenix NSD, CED, PDD and external partners.
Task 3 – a) Conduct informational sessions and b) continue community engagement throughout grant project period.	a) Jan. 2016 – April 2016 b) April 2016 – Sept. 2018	Grant Project Director with assistance from NSD and external partners.
Task 4 – Conduct health monitoring activities, as applicable.	May 2016 – Sept. 2016	Arizona Department of Health Services and Maricopa County Department of Public Health
Task 5 - Develop site selection prioritization criteria and list of potential redevelopment opportunities areas.	Sept. 2016 – Nov. 2016	Grant Project Director with input from community, external partners, and Phoenix NSD, CED, and PDD.
Task 6 - Conduct Phase I Environmental Site Assessments (ESAs).	Dec. 2016 – June 2017	Contractor with oversight by Grant Project Director & Env. Mgr.
Task 7 - Prepare Master Quality Assurance and Project Plan (QAPP)	June 2017 – August 2017	Contractor with oversight by Grant Project Director & Env. Mgr.
Task 8 - Conduct Phase II ESAs.	Sept. 2017 – March 2018	Contractor with oversight by Grant Project Director & Env. Mgr.
Task 9 – Complete development of brownfields inventory web mapping tool and smartphone app.	April 2018 – Aug. 2018	Contractor with assistance from ASU School of Geographical Sciences and Urban Planning students
Task 10 – Conduct cleanup planning activities.	April 2018 – Aug. 2018	Contractor with oversight by Grant Project Director & Env. Mgr.

2. Site Selection

The process for prioritizing and selecting sites to assess will be based upon existing input from grant partners, experience with similar inventories, and community input received during this project. The brownfields inventory for this project will identify parcels that are feasible for healthfields, that is, healthcare and food-related redevelopment.

Sites will be prioritized based on the following attributes:

- Parcel size
- Zoning/land use designation
- Availability of irrigation water
- Level of petroleum and/or hazardous substances contamination
- Availability of property for reuse.

It is anticipated that sites identified with high levels of environmental contamination will not be included as potential **Healthfield** sites. Phoenix will retain information on these sites and seek cleanup funding and coordinate redevelopment of these sites per the existing services provided by Phoenix's Brownfields Land Recycling Program.

B. Task Description and Budget Table

1. Task Description

A total of \$400,000 is being requested for this project; \$200,000 for Petroleum sites and \$200,000 for Hazardous Substances site. A breakdown of costs per task is described below.

Project Oversight – Phoenix Grant Project Director will provide direct personnel costs associated with programmatic management of the grant as in-kind contributions. Oversight/management will include, but is not limited to, conducting outreach events, coordinating health monitoring activities, assisting in obtaining access for property visits as part of site assessment activities, conducting project-related duties, meetings, and travel to conferences.

Travel costs of \$10,000 are allocated for the 3-year grant period to cover costs for two Phoenix staff to attend EPA National Brownfields Conferences, EPA-sponsored Regional Workshops, and other brownfields, health, and food related seminars, workshops, or meetings relevant to this project.

Task 1 – Complete brownfields inventory and GIS database. Task involves the completion of the brownfields inventory that was initiated during preparation of this grant application. Total costs of \$30,000 include Contractor Services based upon a total of 250 hours at \$120.00/hour with \$10,000 allocated to Hazardous Substances and \$20,000 allocated to Petroleum.

Task 2 - Complete community involvement and communication plan and project website. Task involves the preparation of the community involvement and communication plan and development of the project website on the City of Phoenix (phoenix.gov) website. Personnel costs for this task are being contributed in kind Total costs of \$8,500 include Contractor Services based upon a total of 83 hours at \$120.00/hour with \$7,500 allocated to Petroleum and \$1,000 allocated to Hazardous Substances.

Task 3 – Community Engagement/Outreach Activities. The public will be informed throughout the project, through mailings, website postings, City Council reports, Brownfield Program newsletters and community meetings in targeted areas regarding the planned grant activities. Phoenix staff will be available at various events (stakeholder meetings, community events) throughout the life of the grant to discuss the grant project and outreach to property owners. A contractor will assist City with community involvement efforts. Total costs of \$12,700 include Contractor Services based upon a total of 83 hours at \$120.00/hour for the life of the grant, average 2 hours per month, plus costs of supplies, including flyers, mailers, newsletters, advertisements, and Spanish translation services. *NOTE: Costs were entirely allocated to Petroleum, so that an adequate amount of funds are available for Phase I/II ESAs for Hazardous Substances, as it is anticipated that more funds will be needed for ESAs under the Hazardous Substances category.*

Task 4 – Conduct health monitoring activities, as applicable. Task will be performed by our partners, ADHS and/or MCDPH and will be determined on a case-by-case, site-by-site basis,

based on the expertise of health professionals. Costs are allocated at \$20,000 or 5% of the total grant funds.

Task 5 - Develop site selection prioritization criteria and list of potential redevelopment opportunities. Task will be performed by the Grant Project Manager with assistance from Phoenix NSD, CED, and Planning staff and with Contractor support as well. Phoenix costs will be contributed in-kind. Total costs of \$8,200 include Contractor Services based upon a total of 68 hours at \$120/hour with \$6,200 allocated to Petroleum and \$2,000 allocated to Hazardous Substances.

Task 6 - Conduct Phase I Environmental Site Assessments (ESAs). Task includes the completion, by a Contractor, of up to 45 Phase I ESAs (15 petroleum and 35 hazardous substances) on identified properties using ASTM E 1527-13, which complies with All Appropriate Inquiry (AAI) requirements found in 40 CFR 312. Total costs of \$144,000 are based upon an average Phase I ESA cost of \$3,200 with \$96,000 allocated to Hazardous Substances and \$48,000 allocated to Petroleum.

Task 7 - Prepare Master Quality Assurance and Project Plan (QAPP). Task involves the preparation of a comprehensive QAPP that can be used as the master guidance for all Phase II ESA work performed. Utilizing a Master QAPP for this project will ensure consistency, timeliness, and based on Phoenix' past experience in working with EPA technical staff on similar large projects, will improve efficiency and streamline the process. Total costs of \$12,000 include Contractor Services with \$6,000 allocated to Petroleum and \$6,000.00 to Hazardous Substances.

Task 8 - Conduct Phase II ESAs. Task includes completion of up to 14 Phase II ESAs (4 petroleum products and 10 hazardous substances) on the sites that have been identified through the Phase I ESA and vetted through the prioritization and selection process. The work will be conducted in accordance with the Master QAPP and Sampling and Analysis Plans required and approved by EPA. Total costs of \$133,000 for Contractor Services are based upon an average of \$9,500 per Phase II ESA with \$68,000 allocated to Petroleum and \$65,000 allocated to Hazardous Substances.

Task 9 - Complete development of brownfields inventory web mapping tool, smartphone app and integrate with city's website. Task includes the development of information prepared in Task 1, results of Phase I/II ESAs into a website with GIS functionality to assist with community involvement and to improve access to information about available property for new healthcare facilities, community gardens, farmers markets, urban farms, and other economic redevelopment. Property assessments will be uploaded to the website as they are completed. Total costs of \$20,000 include Contractor Services allocated at \$10,000 each to Petroleum and Hazardous Substances.

Task 10 - Conduct cleanup planning activities. For those sites that are identified as high priority for redevelopment, remediation cleanup plans, including options and costs estimates will be prepared. Total costs of \$10,600 for Contractor Services based upon 88 hours at \$120.00/hour with \$9,600 allocated to Petroleum and \$1,000 allocated to Hazardous Substances.

2. Budget Table

The following tables summarize the total anticipated grant costs required for successful implementation of this **Brownfields to Healthfields Project**.

HAZARDOUS SUBSTANCES								
Task Description	Personnel*	Fringe Benefit	Travel	Equipment	Supplies	Contractual	Other	Total
Project Oversight*			\$5,000					\$5,000
Task 1 – Complete brownfields inventory and GIS database.						\$10,000		\$10,000
Task 2 - Complete community involvement and communication plan and project website.					\$1,000			\$1,000
Task 3 - Conduct Community Engagement.								0
Task 4 – Conduct health monitoring activities, as applicable.						\$10,000		\$10,000
Task 5 - Develop site selection prioritization criteria and list of potential redevelopment opportunities areas.						\$2,000		\$2,000
Task 6 - Conduct Phase I Environmental Site Assessments (ESAs).						\$96,000		\$96,000
Task 7 - Prepare Master Quality Assurance Project Plan (QAPP)						\$6,000		\$6,000
Task 8 - Conduct Phase II ESAs.						\$68,000		\$68,000
Task 9 – Complete development of brownfields inventory web mapping tool and smartphone app.						\$1,000		\$1,000
Task 10 – Conduct cleanup planning activities.						\$1,000		\$1,000
TOTAL	0	0	\$5,000	0	\$1,000	\$194,000	0	\$200,000

PETROLEUM								
Task Description	Personnel*	Fringe Benefit	Travel	Equipment	Supplies	Contractual	Other	Total
Project Oversight*			\$5,000					\$5,000
Task 1 – Complete brownfields inventory and GIS database.						\$20,000		\$20,000
Task 2 - Complete community involvement and communication plan and project website.					\$2,500	\$5,000		\$7,500
Task 3 - Conduct Community Engagement.					\$2,700	\$10,000		\$12,700
Task 4 – Conduct health monitoring activities, as applicable.						\$10,000		\$10,000
Task 5 - Develop site selection prioritization criteria and list of potential redevelopment opportunities areas.						\$6,200		\$6,200
Task 6 - Conduct Phase I Environmental Site Assessments (ESAs).						\$48,000		\$48,000
Task 7 - Prepare Master Quality Assurance and Project Plan (QAPP)						\$6,000		\$6,000
Task 8 - Conduct Phase II ESAs.						\$65,000		\$65,000
Task 9 – Complete development of brownfields inventory web mapping tool and smartphone app.						\$10,000		\$10,000
Task 10 – Conduct cleanup planning activities.						\$9,600		\$9,600
TOTAL	0	0	\$5,000	0	\$5,200	\$189,800	0	\$200,000

*Personnel services of \$22,490 are being provided as an in-kind contribution from city of Phoenix staff.

C. Ability to Leverage

Phoenix will directly leverage a total of \$222,580 as follows:

- Personnel (Grant Project Director), in-kind contributions
 - Project oversight for 3-year grant period, \$65/hr. \$ 44,980
- Initial phase of the city-wide brownfields inventory, Contractor costs \$ 27,600
- Brownfields Municipal Bond Funds for development activities \$150,000

Since 2000, Phoenix has dedicated approximately \$4.5 million in municipal bond funds directly for brownfields redevelopment. Since the recession, Phoenix's ability to repay bond funds has been compromised due to decreased property tax revenues and significant municipal deficits; therefore, brownfields bond funding is currently unavailable. As the economy continues to improve, funding capacity is expected to return in 3-5 years, which fits well with the timing of this grant to provide future municipal funding for development of those sites identified for healthfields and other uses.

III. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

A. Community Involvement and Communications Plan

1. Community Involvement Plan

A **Brownfields to Healthfields** community involvement plan will be developed for this project. Phoenix has an extensive experience in community engagement and can call upon a network of communication avenues available for use in this grant that reaches out directly to residents through neighborhood associations, village planning committees, boards and commissions, such as the Environmental Quality Commission and the Planning Commission. Additionally, the business community and property owners can be reached through existing networks in economic development, real estate, and business associations. Specifically, for this project, residents will be informed with assistance from the Phoenix NSD staff that manage neighborhood associations, neighborhood initiative areas, and designated redevelopment areas. OEP staff will coordinate with NSD to conduct outreach consisting of informational sessions within each targeted area, in addition to communicating via newsletters, website (specific project page will be created), through social media, Facebook and Twitter.

2. Communicating Progress

Several avenues will be used to communicate progress on this project, (Spanish translation included) that will be tailored to fit the needs of the target area with the guidance of the Phoenix NSD staff, grant partners, and stakeholders from the regional food systems coalition. Examples include:

- Utilizing faith-based organizations, schools, area newspapers (including Spanish publications), neighborhood association newsletters, chamber of commerce newsletters, and business publications.
- A project web site will be hosted on the City's official web site. The web content will include project information, including meeting schedules, agendas, results, and key documents developed under this grant. Visitors to the site can subscribe to an electronic mailing list.
- Based on our previous experience with effectively engaging residents, we will tailor methods that best fit the target area, which may include more traditional methods of communication, such as mailers and door hangers.

B. Partnerships with Government Agencies

1. Local/State/Tribal Environmental Authority

The Arizona Department of Environmental Quality (ADEQ) is the state agency that has regulatory authority over soil and groundwater cleanup. Phoenix has existing working relationships with the Brownfields, Voluntary, Solid Waste, Air, and Water divisions at ADEQ and has worked together on several brownfield and other projects. The Phoenix Grant project Director and Environmental Manager designated for this project have prior experience in working with ADEQ on a number of brownfields and other environmental remediation projects.

2. Other Relevant Government Partnerships

Maricopa County Department of Public Health oversees public health concerns, including food and nutrition, and the Arizona Department of Health Services can and has provided health assessments on other Phoenix brownfields projects. Phoenix has been working with these two agencies extensively over the past year on food and health issues.

C. Partnerships with Community Organizations

1. Community Organization Description & Role

The primary partner for this grant is St. Luke's Health Initiatives (SLHI), who is also one of the leading stakeholders in the formation of the regional food systems coalition and has been working with Phoenix on this and other health-related issues. Phoenix has been working with SLHI on a variety of health-related projects and most recently completed a health assessment to analyze the connection between the built environment and community health for the ReinventPHX area (located within the proposed HUD Promise Zone targeted area). This work was completed through a HUD Partnership for Sustainable Communities grant.

The partners named below are part of the stakeholder group that has been working together over the past year to create an efficient, sustainable food system through the development of regional food systems coalition. These partners have provided input in this grant proposal and will continue to play important roles throughout the project.

- **Arizona Community Farmers Markets Association:** develops and coordinates valley markets with the intention of supporting direct, sustainable commerce between local area farmers and producers and their surrounding community. **Role:** Provide access to healthy local foods and public education relating to sustainable farming practices and healthy food choices.
- **Arizona Department of Health Services:** promotes and protects the health of Arizona's children and adults. Its mission is to set the standard for personal and community health through direct care, science, public policy, and leadership. **Role:** Provide health monitoring services and public health consultations/assessment.
- **Arizona Department of Environmental Quality:** environmental compliance and regulatory services, including assistance from state Brownfields Program. **Role:** Provide oversight for remediation and potential source of remediation funding. ADEQ will be able to utilize the property inventory information gathered as part of this project in their existing GIS database, thereby, increasing redevelopment opportunities.
- **Arizona State University School of Geographical Sciences & Urban Planning:** academic institution. **Role:** Provide students to assist with the inventory of Brownfields and development of web-based applications.
- **International Rescue Committee:** assists people whose lives and livelihoods are shattered by conflict and disaster to survive, recover, and gain control of their future. **Role:** Provide assistance in developing urban agriculture, food hubs and healthy food outlets such as corner stores in food deserts.

- **Keep Phoenix Beautiful, PHX Renews:** transform vacant empty lots throughout the city by using them as community and educational spaces. **Role:** Provide education to the community on how to start and maintain a community garden.
- **Maricopa County Department of Public Health:** protect and promote the health and well-being of Maricopa County residents and visitors. **Role:** Provide data on the county's health status, by fostering linkages to agencies and organizations in the healthcare and food system sectors and by assisting with outreach to the community for public input.
- **St. Luke's Health Initiatives:** public foundation whose mission is to support and improve the well-being of Arizonans by focusing on the root causes and broader issues that affect health. **Role:** Provide assistance with health impact assessments, outreach to target populations, assistance to ensure that the city's practices and policies promote the goals of this proposal, and a link to the national philanthropic conversation regarding brownfield reuse, land use and health.
- **University of Arizona Cooperative Extension:** mission is to teach people to produce and consume local, healthy food. **Role:** Provide access to the research, education and outreach potential of Cooperative Extension as well as access to our local foods databases, Master Gardener volunteers and local farmers that participate in our programming.

IV. PROJECT BENEFITS

A. Health and/or Welfare and Environment

Mention has already been made to the many social challenges facing the target communities. In fact, the subject areas are the most economically challenged area within Phoenix. Steady decline of the targeted brownfield areas has resulted in higher unemployment, high poverty rates and a proliferation of brownfield properties.

This project will have a direct effect in these areas on improving the health, welfare and environment of Phoenix residents by:

- Improving human health through improved healthcare and access to healthy foods.
- Increasing access to healthy foods through development of community gardens, urban farms, farmer's markets, food outlets, and food hubs.
- Improving access to healthcare through development of healthcare facilities, including temporary and mobile facilities.
- Removal of contaminants and reduction of public exposure to those contaminants.
- Promotion of equitable social and environmental justice by prioritizing those areas with the most need.

The Phase I/II ESAs will be conducted with attention given to nearby and sensitive populations to ensure that residents are neither further exposed nor displaced during environmental activities. Phoenix will work closely with our partners in this grant, ADHS, MCDPH, and ADEQ to assess the risks from identified brownfield sites and to identify resources and strategies to address those risks.

B. Environmental Benefits - Infrastructure Reuse/Sustainable Reuse

Phoenix recognizes that brownfields redevelopment has a number of environmental benefits beyond the remediation of contaminants. For this project, we anticipate the following added benefits:

- Reuse of existing infrastructure.
- Improved stormwater management.
- Improved air quality and reduction of dust pollutants from redevelopment of vacant land.
- Use of sustainable development practices, such as, use of recycled construction materials, installation of water and energy efficiency design elements.

- Increased community cohesion and revitalization.

1. Planning, Policies, and Other Tools

This project will directly help to achieve the goals established in the city's 10-year comprehensive general plan, PlanPHX. The plan, created with extensive input from the community serves as a guideline for the health, prosperity, and the environment of Phoenix. PlanPHX contains goals for brownfields redevelopment, including the development of a city-wide brownfields inventory and an increase in the number of brownfields projects. In addition, the plan contains healthy food systems goals to increase the number of residents within ¼ mile of a farmers market, community garden or urban agriculture and to increase the number of residents within ¼ mile of a grocery store.

Phoenix has extensive expertise on restoring Brownfields and is currently proposing an update to PlanPHX to include mandatory use of brownfield sites for new city-lead developments. The general plan update, if adopted by council, would direct all new projects to identified brownfield sites, and lead to innovative projects such as the Rio Salado Audubon Center, which was transformed from a brownfield site to a model development and earning the first LEED Platinum certification within the City of Phoenix. A successful grant application, would help in bringing forward this leading policy and inspire other communities to adopt similar policies.

Phoenix has been a proponent of sustainable practices and promotes these practices in PlanPHX, and existing city codes for the use of existing infrastructure, green buildings, energy efficient building, water conservation, waste diversion, including recycling, composting, and waste to energy projects, renewable energy and improved air quality.

2. Integrating Equitable Development or Livability Principles

This **Brownfields to Healthfields Project** directly links to sustainable and equitable development by mitigating environmental conditions through remediation, reducing toxicity and blighted vacant parcels, improving access to healthy and affordable food, and improving access to healthcare facilities. The project directly links to two of the HUD-DOT-EPA livability principles: 1) support of existing communities, specifically, land recycling to increase community revitalization, and 2) value communities and neighborhoods, specifically, investing in healthy, safe and walkable neighborhoods—rural, urban or suburban.

C. Economic and Community Benefits

1. Economic or Non-Economic Benefits

The economic and non-economic benefits of this project include:

- Job creation
- Generation of wages and increased consumer power
- Expansion of the city's tax base through enhanced property tax value and elevated sales tax revenues
- Reduction of blight and improved community image to entice end users
- Reduction in hunger rates due to improved access to healthy foods
- Elimination of food deserts and low supermarket access areas
- Increased access to health care facilities
- Increased community cohesion and revitalization

2. Job Creation Potential: Partnership with Workforce Development Programs

Phoenix was a recipient of a brownfields job training grant and has extensive experience working with the Phoenix and Maricopa County Workforce Development programs and will partner with them to promote local hiring. We will also reach out to other current or former brownfields/environmental workforce training programs in Arizona, including the City of Tucson and City of South Tucson programs to coordinate potential employment opportunities.

V. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

A. Programmatic Capability

The Phoenix Office of Environmental Programs (OEP) Brownfields Land Recycling Program is recognized nationally as a leader in brownfields redevelopment. To date, the program has redeveloped more than 275 acres of land through more than 40 projects resulting in over \$290 million in private investment and approximately 3,000 jobs. The Brownfields Program also provides educational workshops, conferences on a variety of brownfields and environmental related topics to businesses and residents. The Grant Project Team is comprised of experienced professionals in the areas of brownfields, environmental management, and community development. OEP will be responsible for coordination of grant activities, contract management, and for ensuring grant performance and financial requirements are met.

Rosanne Albright, Grant Project Director. Ms. Albright will serve as the grant's Project Director. She is the Brownfields Project Manager for Phoenix and has been in this capacity since the program's inception in 1998. She conducts the day-to-day management of the program and is the liaison with other city departments, government agencies and the public. She has been instrumental in transitioning the program from an EPA grant-funded, pilot project to a successful municipally funded program with a \$4 million program budget. Ms. Albright provides technical assistance to private sector program participants as well as to city departments redeveloping contaminated sites. She has managed EPA brownfields assessment grants, an area-wide planning, and a job training grant.

She has provided formal mentoring services to the cities of Austin and El Paso, Texas on a variety of brownfields topics through the International City/County Manager's Association, in addition to providing informal mentoring to cities in Arizona, including, Mesa, Tempe, Goodyear, Youngtown, Gila Bend, El Mirage, and Flagstaff. Ms. Albright is a frequent guest speaker on the topic of brownfields redevelopment to industry professionals and university classrooms and has published numerous articles on the subject.

In addition, Ms. Albright serves as the city's representative for sustainable food systems and is a member of the stakeholder group that is developing a regional food systems coalition. She also represents the OEP internally in the development of city policies that incorporate community health. Ms. Albright also provides assistance on other sustainability issues and is the Chair of the Phoenix Green Team Marketing & Education Subcommittee, which has initiated several sustainability literacy programs and events for employees, business, and residents. She also is a member of the Arizona State University Sustainable Cities Network.

Joe Giudice, Grant Fiscal Manager. Mr. Giudice will serve as the grant's Fiscal Manager and will be responsible for periodic reviews to ensure appropriate expenditure of grant funds in accordance with the cooperative agreement. In addition, Mr. Giudice will provide technical review of grant documents and reports. He is the Acting Environmental Programs Manager for the City and has over 20 years of experience in managing state and municipal government programs including regulatory oversight, enforcement and education for a variety of waste programs. Mr. Giudice has a master's in Public Administration from Arizona State University and a bachelor's in Environmental Science from Arizona State University.

Elizabeth Zima, R.G., Grant Environmental Manager. Ms. Zima will serve as Environmental Manager for this grant. She is currently in OEP and is responsible for coordinating and providing technical assistance on a variety of environmental policy initiatives and site remediation projects. Prior to joining OEP, she worked in the Streets Department managing Phase I and II environmental site assessments and related remediation projects for the COP. During this time, she was involved in several Brownfields projects, including investigations at the 19th Avenue and Del Rio landfills. In addition, she has worked with CED providing

environmental technical assistance for properties that the COP has teamed with the private sector to redevelop. Prior to joining the City in 2006, Ms. Zima was employed as a Project Geologist with an Arizona environmental and geotechnical consulting firm. She has a B.A. in Geosciences from Franklin and Marshall College in Pennsylvania, a M.S. in Geology from Arizona State University, and is an Arizona registered Geologist.

Gail Latour, Community Gardens Liaison. Ms. Latour will serve as the liaison to city departments and the community to coordinate the development of community gardens. She will assist in facilitating planning and permitting and in providing connections to educational and nonprofit networks for education, access to materials, and to ensure longevity of the garden. Ms. Latour is in the Public Works Department and manages the city's demonstration garden, initiated the City's annual Phoenix Food Day event, is a Certified Master Gardener, an Ambassador with the Valley Permaculture Alliance, and is an avid Vermiculturist who regularly instructs children and adults on composting with worms.

B. Audit Findings - The City of Phoenix affirms no adverse audit findings.

C. Past Performance and Accomplishments

1. Current/Past EPA Brownfields Grantee

The City has extensive experience in managing federally funded assistance agreements of this size and scope. Specifically, Phoenix OEP has managed four EPA Cooperative Agreements funded by EPA's brownfields program, totaling \$1,125,000. Phoenix has not received an assessment grant since 2004.

a) Compliance with grant requirements

The most recent grant awarded to the City was an Area-Wide Planning grant, which was closed in December 2012 and is further described below. The grant project was completed in accordance with the project work plan, schedule and terms and conditions of the cooperative agreement, including completion of quarterly and final grant reports.

U.S. EPA – Brownfields Area-wide Planning Grant

Cooperative Agreement Number: TR-83490701
\$200,000, November 2010 – December 2012

The Del Rio Area Brownfields Planning Project studied an approximate 2.5 square mile area of the city located near downtown Phoenix and south of the Salt River. The project engaged the residents to develop a community-driven brownfields land use plan. The Del Rio Area Brownfields Plan conveys the community's desire to see the three brownfield sites identified for the project developed with quality, mixed-use development that incorporates restaurants, shopping, art-related opportunities, quality jobs, and sports and recreation. The plan has been incorporated into the city's comprehensive general plan, PlanPHX, for adoption in 2015.

b) Accomplishments

All outputs, outcomes, were completed with the primary accomplishment being the completion of the Del Rio Area Brownfields Plan. (ACRES reporting was not required as part of the planning grant as no sites were assessed or redeveloped.)

Appendix 3

Assessment Other Factors Checklist

Name of Applicant: City of Phoenix, AZ, Maricopa County

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
X	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
x	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant/technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	documents attached
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
x	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	15

Assistance Award/Amendment

U.S. Department of Housing and Urban Development Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input type="checkbox"/> Award <input checked="" type="checkbox"/> Amendment	
3. Instrument Number CCPAZ0044-11	4. Amendment Number 1	5. Effective Date of this Action February 1, 2012	6. Control Number
7. Name and Address of Recipient City of Phoenix, AZ Planning & Development, Planning 200 W Washington Street, 3rd Floor Phoenix, AZ: Arizona 850031611 Phone: 602-261-8289 Fax: 602-534-8697		8. HUD Administering Office Office of Sustainable Housing and Communities 451 7 th Street, SW, Room 10180 Washington, DC 20410	
10. Recipient Project Manager Curt Upton		8a. Name of Administrator James C. Norsworthy	8b. Telephone Number 202 402 6827
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		9. HUD Government Technical Representative Naomi E. Friedman, 202-402-3011, Naomi.E.Friedman@hud.gov	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input type="checkbox"/> Automated Clearinghouse		13. HUD Payment Office 801 Cherry Street Unit #45, Suite 2500 Fort Worth, TX 76102	
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount \$2935634		15a. Appropriation Number 861/30162	15b. Reservation number CCPAZ0044-11
HUD Amount this action \$0.00		Amount Previously Obligated \$2935634	
Total HUD Amount \$2935634		Obligation by this action \$ 0.00	
Recipient Amount \$2701905		Total Obligation \$2935634	
Total Instrument Amount \$5637539			

16. Description

Employer Identification Number: 866000256

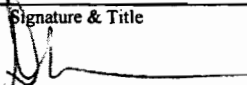
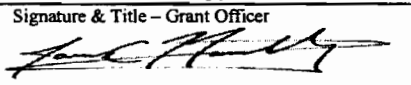
Program Code: CCP

This instrument (the HUD-1044, HUD-1044 Continuation Sheet) sets forth a legally binding agreement between the parties as to all amounts, deliverables, tasks, period of performance, terms and conditions, here within, whether implicitly stated or referenced. The Recipient certifies that all administrative and financial provisions of this instrument are in and will continue to be in compliance for the duration of the period of performance. All covenants, referenced or stated, are agreed to by the recipient upon signing this instrument.

This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet(s)
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within Work Plan are considered deliverables)
6. OMB Circulars A-87, A-133 and A-102, which is incorporated in 24 CFR Part 85
7. Office of Sustainable Housing and Communities (OSHC) Program Policy Guidance.
8. Notice of Funding Availability (Docket No. FR-5500-N-33)

Period of Performance is 36 months from February 1, 2012 to January 31, 2015.

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
19. Recipient (By Name) Ms. Debra Stark		20. HUD (By Name) James C. Norsworthy, Grant Officer	
Signature & Title  Planning Development Director	Date (mm/dd/yyyy) 02/06/2012	Signature & Title - Grant Officer 	Date (mm/dd/yyyy) 12/30/2012

form HUD-1044 (8/90)
ref. Handbook 2210.17

1. **BUDGET**

	HUD Amount	Match /Leverage Amount	Total
Direct Labor	156,000	983,223	1,139,223
Fringe Benefits	25,818	313,353	339,171
Travel	10,800	1,000	11,800
Equipment	0	0	0
Supplies/Materials	2,750	6,750	9,500
Consultants	1,197,037	100,000	1,297,037
Contracts	1,468,229	883,240	2,351,469
Construction	0	0	0
Other Direct Cost	0	101,434	101,434
Indirect Cost	75,000	312,905	387,905
Total	2,935,634	2,701,905	5,637,539

If the grantee's match/leverage contribution is less than **\$2,701,905.00** the Government reserves the right to negotiate new line items and/or amounts to satisfy the grantee's requirement or to reduce the Government's share proportionally. The grantee shall notify HUD at any time it believes it will not meet its match requirement. In addition, the grantee shall obtain HUD approval regarding any changes concerning the intended use of matching funds. If the grantee exceeds the dollar amount shown above, there will be no impact on the Federal share.

2. **AMOUNT OF COST SHARE**

The estimated cost for the performance of this grant is **\$5,637,539.00**. HUD shall not be obligated to reimburse the City of Phoenix, AZ Planning & Development, Planning excess of **\$2,935,634.00**. The Grantee agrees to bear without reimbursement from HUD **\$2,701,905.00** of the total costs. However, in the event that the Grantee incurs cost in excess of the total estimated project cost of **\$5,637,539.00**; all such excess costs shall be borne entirely by the Grantee.

3. **KEY PERSONNEL**

The personnel specified below are considered to be essential to the work being performed hereunder:

Name	Title	% of time on the grant
TBD	Principal Planner	25%
Curt Upton	Planner	90%
Amim Wiek	Professor	10.7%
Aaron Goleb	Professor	10.7%
Jay Stein	Professor	3.4%
Deirde Phiffer	Professor	7.3%

4. **SUBSTANTIAL INVOLVEMENT**

HUD's Office of Sustainable Housing and Communities will work in partnership with its grantees to advance the program objectives of the grant program. The Cooperative Agreement allows for substantial involvement of HUD staff to enhance the performance of the grantee in the completion of their deliverables.

Anticipated substantial involvement by HUD staff may include, but will not be limited to:
Studies and Reports

- Review potential amendment recommendations to the study design and/or Workplan.

- Review and provide recommendations in response to semi-annual progress reports (e.g., amendments to study design based on preliminary results).
- Review and provide recommendations on the final report/study, including final interpretation of study results.

Approvals and Reviews

- Authority to halt activity if specifications or work statements are not met;
- Review and approval of one stage of work before another can begin;
- Review and approval of substantive provisions of proposed sub-grants or contracts beyond existing Federal policy;
- Approval of workplan adjustments based on changing conditions and needs documented in the cohort targeted for capacity building.
- Review and approval of key personnel

Participation and Monitoring

- Monitoring to permit specified kinds of direction or redirection of the work because of interrelationships with other projects;
- HUD and recipient collaboration or joint participation;
- Implementing HUD requirements which limit recipient discretion;
- Coordination of complementary activities from respective capacity building intermediaries, including determining if workplans require adjustments based on changing conditions;
- Where appropriate substantial, direct HUD operational involvement or participation during the assisted activity.

5. **INDIRECT COSTS/PROVISIONAL RATE**

N/A

6. **AUDIT INFORMATION**

The City of Phoenix, AZ Planning & Development, Planning submitted an audit report conducted by the Clifton Gunderon, LLP for the year ending June 30, 2010. The audit report attests to the City of Phoenix, AZ Planning & Development, Planning practice of generally accepted accounting principles and compliance with laws and regulations relating to government auditing standards. The internal control structure has been reviewed in accordance with OMB Circular A-133 and found to be in compliance with requirements that are applicable to certain of its major federal programs.

7. **REPORTS AND DELIVERABLES**

Reports:

1. **Bi-Annual Reporting**
2. **Additional Reporting Requirements:** Additional reporting requirements as outlined in the NOFA (FR-5500-N-33), FY11 HUD General Section (FR-5500-N-01), and 2 CFR 85.40.

List of Deliverables:

1. **Final Workplan and Logic Model: 60 calendar days.**

8. **SPECIAL CONDITIONS**

N/A

Appendix A

Threshold Criteria for Assessment Grants

Threshold Criteria:

1. The City of Phoenix is a General Purpose Unit of Local government.
2. The Letter from the State environmental authority, that is, Arizona Department of Environmental Quality is attached in Appendix B.
3. Community Involvement is an integral part of the City of Phoenix application and is detailed in Section III. COMMUNITY ENGAGEMENT AND PARTNERSHIPS of this grant proposal.
4. Site Eligibility and Property Ownership Eligibility – not applicable, as the City of Phoenix application is for a Community-wide Assessment grant.

Appendix B

Letter from Arizona Department of Environmental Quality (state environmental authority)



Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Henry R. Darwin
Director

November 25, 2014

SPU15-008

Rosanne Albright
Brownfields Project Manager
Office of Environmental Programs
City of Phoenix
200 W. Washington St., 14th Floor
Phoenix, AZ 85003

Re: Support for the City of Phoenix's Brownfield Community-Wide Assessment Grant Application

Dear Ms. Albright,

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division received your request for a letter of acknowledgement regarding the City of Phoenix's (City) application for an EPA Brownfields Community-Wide Assessment Grant for FFY2015. ADEQ understands that the City's Office of Environmental Programs (OEP) intends to develop a city-wide brownfields inventory, conduct environmental site assessments, perform health monitoring, and conduct cleanup planning activities.


ADEQ is supportive of the City's OEP plan for transforming community health and resilience through brownfields redevelopment by creating opportunities to improve access to health care, health services and healthy foods. Medically underserved areas, areas with inadequate health care, food deserts, limited supermarket access areas and designated infill incentive, neighborhood initiative, and redevelopment areas found within the City will be the focus of the assessment grant. Focusing on these areas within the City meets EPA's social and economic requirements for sustainable and equitable development complementing existing brownfields efforts previously funded by EPA.

Potential uses that will be of importance include health clinics (permanent and mobile); healthy food outlets; supermarkets, temporary food retailers, mobile markets, urban agriculture, food hubs, community/school gardens, and farmer's markets. ADEQ will be available to work with the City during the planning process to add any support as needed. ADEQ is anxious to assist the City in funding assessments of any eligible Brownfields with our State Response Grant.

As a result of the positive impact this grant will have on the environmentally and economically challenged communities, ADEQ supports the City's efforts to transform community health and resilience addressing health care and food availability for their constituents by applying for this grant.

Please call me at (602) 771-2296 if additional assistance is required.

Sincerely,


Jennie E. Curé, Brownfields Coordinator
Sustainability Programs Unit
Waste Programs Division

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper

Appendix C

Letters of Commitment from Grant Partners



December 12, 2014

Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

The *Arizona Community Farmers Market Group* fully supports the brownfields community-wide assessment grant application being submitted by the city of Phoenix to transform community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed grant activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care, food deserts, and designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as, health clinics (permanent and mobile); healthy food outlets, supermarkets and food retailers, mobile markets, urban agriculture, food hubs, community/school gardens and farmers markets will benefit the community, bring economic benefits, and improve environmental conditions.

The results of these grant activities advances our organization's mission of developing and coordinating valley markets with the intention of supporting direct, sustainable commerce between local area farmers and producers and their surrounding community. We have been involved in providing input on the proposed grant submission and can assist with implementation of the grant by providing access to healthy local foods while providing public education relating to sustainable farming practices and healthy food choices.

This grant proposal is an excellent complement to existing work that is taking place in Phoenix and the entire region and will contribute to the development of an equitable, healthy, sustainable and resilient health care and food system.

We strongly encourage you to consider awarding this grant to the city of Phoenix. Please contact me at (623) 848-1234 or deelogan@arizonafarmersmarkets.com should you need additional information.

Sincerely,

Dee Logan

Dee Logan, Senior Coordinator
Arizona Community Farmers Markets

**Arizona
Department of
Health Services**

Division of Public Health Services

Office of the Assistant Director

Public Health Preparedness Services

150 N. 18th Avenue, Suite 140

Phoenix, Arizona 85007

(602) 364-3118

(602) 364-3146 FAX

Internet: www.azdhs.gov

JANICE K. BREWER, GOVERNOR

WILL HUMBLE, DIRECTOR

December 12, 2014

Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

The Arizona Department of Health Services, Office of Environmental Health, Environmental Toxicology Program fully supports the brownfields community-wide assessment grant application being submitted by the city of Phoenix to transform community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed grant activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care, food deserts, and designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as, health clinics (permanent and mobile); healthy food outlets, supermarkets and food retailers, mobile markets, urban agriculture, food hubs, community/school gardens and farmers markets will benefit the community, bring economic benefits, and improve environmental conditions.

The results of these grant activities advances our organization's mission of protecting the health of all Arizonans. We have been involved in providing input on the proposed grant submission and can assist with implementation of the grant by providing assistance with outreach to the community/public involvement, access to data, health monitoring, and public health risk assessments.

This grant proposal is an excellent complement to existing work that is taking place in Phoenix and the entire region and will contribute to the development of an equitable, healthy, sustainable and resilient health care and food system.

We strongly encourage you to consider awarding this grant to the city of Phoenix. Please contact me at (602) 364-3128 or jennifer.botsford@azdhs.gov, should you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Botsford". The script is cursive and fluid, with the first name and last name clearly legible.

Jennifer Botsford, Program Manager
Environmental Toxicology Program
Office of Environmental Health
Arizona Department of Health Services

December 12, 2014

Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

The Masters in Advanced Study in Geographic Information Systems Program at Arizona State University fully supports the brownfields community-wide assessment grant application being submitted by the city of Phoenix to transform community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed grant activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care, food deserts, and designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as, health clinics (permanent and mobile); healthy food outlets, supermarkets and food retailers, mobile markets, urban agriculture, food hubs, community/school gardens and farmers markets will benefit the community, bring economic benefits, and improve environmental conditions.

The results of these grant activities advances our organization's mission of supporting students professional development, GIS project management and GIS development work through community engagement. We have been involved in providing input on the proposed grant submission and can assist with implementation of the grant by supporting the identification of students to assist with the inventory of Brownfields and development of web-based applications to improve access to healthy foods and health care. This would be an extension of existing and ongoing student work on food deserts and food accessibility developed with Maricopa County Public Health and the School of Sustainability. While this interaction will benefit the Brownfields project, it also provides an invaluable experience for the students, who can use this experience as their required internship as well as their capstone project. The capstone is their culminating experience where they complete a full-scale GIS project.

This grant proposal is an excellent complement to existing work that is taking place in Phoenix and the entire region and will contribute to the development of an equitable, healthy, sustainable and resilient health care and food system.



We strongly encourage you to consider awarding this grant to the city of Phoenix. Please contact me at 602-579-5001 or Stephanie.Deitrick@asu.edu should you need additional information.

Sincerely,

A handwritten signature in black ink that reads 'Stephanie Deitrick'.

Stephanie Deitrick
Program Director MASGIS, Lecturer
School of Geographical Sciences and Urban Planning
Arizona State University



International Rescue Committee
4425 West Olive Avenue, Suite 400
Glendale, AZ 85302-3847
TEL +1 602 433 2440
FAX +1 602 433 2881

Rescue.org

December 4, 2014

Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

The International Rescue Committee in Phoenix fully supports the brownfields community-wide assessment grant application being submitted by the city of Phoenix to transform community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed grant activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care, food deserts, and designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as, health clinics (permanent and mobile); healthy food outlets, supermarkets and food retailers, mobile markets, urban agriculture, food hubs, community/school gardens and farmers markets will benefit the community, bring economic benefits, and improve environmental conditions.

The results of these grant activities advances our organization's mission of helping people whose lives and livelihoods are shattered by conflict and disaster to survive, recover, and gain control of their future. We have been partnering with the City of Phoenix in building environment-friendly community through policy formulation and community engagement on food system and sustainable land use. We are currently involved in urban agriculture, food hubs and developing healthy food outlets such as corner stores in food desert area of the city.

This grant proposal is an excellent complement to existing work that is taking place in Phoenix and the entire region and will contribute to the development of an equitable, healthy, sustainable and resilient health care and food system.

We strongly encourage you to consider awarding this grant to the city of Phoenix. Please contact me at 602 433 2440 ext 209 or on Donna.Magnusson@rescue.org, should you need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Donna Magnusson', written in a cursive style.

Donna Magnusson
Executive Director

Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

The non-profit Keep Phoenix Beautiful fully supports the brownfields community-wide assessment grant application being submitted by the city of Phoenix to transform community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed grant activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care, food deserts, and designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as, health clinics (permanent and mobile); healthy food outlets, supermarkets and food retailers, mobile markets, urban agriculture, food hubs, community/school gardens and farmers markets will benefit the community, bring economic benefits, and improve environmental conditions.

The results of these grant activities advances our organization's mission to beautify vacant lots in Phoenix. We have been involved in providing input on the proposed grant submission and can assist with implementation of the grant by providing education to the community on how to start and maintain a community garden.

This grant proposal is an excellent complement to existing work that is taking place in Phoenix and the entire region and will contribute to the development of an equitable, healthy, sustainable and resilient health care and food system.

We strongly encourage you to consider awarding this grant to the city of Phoenix. Please contact me at 602-534-5114 or tom@keepphxbeautiful.org should you need additional information.

Sincerely,



Tom Waldeck
President & CEO

Administrative Offices
4041 N Central Ave, #1400 • Phoenix, Arizona 85012
Phone: (602) 506-6900 • Fax: (602) 506-6885

WeArePublicHealth.org
twitter.com/Maricopahealth
facebook.com/MCDPH

December 10, 2014

Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

The Maricopa County Department of Public Health (MCDPH) fully supports the brownfields community-wide assessment grant application being submitted by the City of Phoenix to transform community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed grant activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care and low access to healthy food and in designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as: health clinics (permanent and mobile), healthy food outlets, supermarkets and food retailers, mobile markets, urban agriculture, food hubs, community/school gardens and farmers markets will benefit the community, bring economic benefits, and improve environmental conditions.

The results of these grant activities advance our organization's mission to protect and promote the health and well-being of Maricopa County residents and visitors. We are encouraged to see our valued community partners come together to support an initiative that will play a role in preventing obesity and chronic health conditions of low income, underserved communities. We have been involved in providing input on the proposed grant submission and can assist with implementation of the grant by providing data on the county's health status, by fostering linkages to agencies and organizations in the healthcare and food system sectors and by assisting with outreach to the community for public input.

This grant proposal is an excellent complement to existing work that is taking place in Phoenix region, and will contribute to the development of equitable, healthy, sustainable and resilient health care and food systems.

We strongly encourage you to consider awarding this grant to the City of Phoenix. Please do not hesitate to contact me should you need additional information.

Sincerely,



Bob England, MD, MPH
Director
Maricopa County Department of Public Health



December 16, 2014

Ms. Noemi Emeric-Ford
Region 9
U.S. Environmental Protection Agency
600 Wilshire Blvd., Suite 1460
Los Angeles, CA 90017

RE: City of Phoenix Brownfields Community-wide Assessment Grant Application

Dear Ms. Emeric-Ford:

St. Luke's Health Initiatives (SLHI) is writing in support the *Brownfields Community-wide Assessment* proposal submitted by the city of Phoenix. In partnership with SLHI and many other community based organizations, the city of Phoenix is well positioned to promote community health and resilience through brownfields redevelopment by creating opportunities to improve access to health services and healthy foods.

The proposed activities include development of a city-wide brownfields inventory, conducting environmental site assessments, performing health monitoring, and conducting cleanup planning activities. The identification of potential redevelopment opportunities will be focused in areas with inadequate health care, food deserts, and designated infill incentive, neighborhood initiative, and redevelopment areas. Redevelopment of these sites for uses such as health clinics, healthy food retailers, mobile fresh produce markets, urban agriculture, food hubs, community/school gardens and farmers' markets will benefit the community, bring economic benefits, and improve environmental conditions.

SLHI is a public foundation and our mission is to support and improve the well-being of Arizonans by focusing on the root causes and broader issues that affect health. One of our four priority areas is promoting healthy community design through practices and policies like those put forward in this proposal. It has been our pleasure to work with the city of Phoenix to introduce and further other such policies and practices, including the recently-adopted Complete Streets ordinances, Reinvent PHX (funded by a *Sustainable Communities Planning Grant*), and making tangible steps to establish a food policy council for Maricopa County.

St. Luke's Health Initiatives

2929 N. Central Ave., Suite 1550

Phoenix, Arizona 85012

602-385-6500 **T**

602-385-6510 **F**

info@slhi.org **E**

www.slhi.org **W**

The results of these past efforts and those put forward in the proposal advance SLHI's mission. We have been involved in providing input on this proposal and can assist with implementation by providing assistance from our experience with health impact assessments, assistance with outreach to target populations, assistance to ensure that the City's practices and policies promote the goals of this proposal, and a link to the national philanthropic conversation regarding brownfield reuse, land use and health.

This proposal is an excellent complement to existing work that is taking place in Phoenix and the entire region and will contribute to the development of an equitable, healthy, sustainable and resilient health care and food system.

We strongly encourage you to consider awarding this grant to the city of Phoenix. Please contact me at 602.385.6500 or cj.hager@slhi.org should you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJ Hager', with a long horizontal flourish extending to the right.

C.J. Eisenbarth Hager
Director, Community Health Policy